



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 19, 2014
1405-DP-15 & 1405-SIT-07
Exhibit 1

Petition Number: 1405-DP-15 & 1405-SIT-07
Subject Site Address: Northeast Corner of 146th Street and Ditch Road
Petitioner: CarDon Development Company
Request: Petitioner requests Development Plan and Site Plan review for a senior living facility on approximately 13 acres.
Current Zoning: CarDon PUD
Current Land Use: Vacant
Approximate Acreage: 13 acres
Exhibits:
1. Staff Report
2. Aerial Location Map
3. Development Plan
4. Building Elevations
5. Landscape Plan
6. Photometric Plan
7. CarDon PUD, Ordinance 14-07
Staff Reviewer: Andrew P. Murray, Associate Planner

Procedural

- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, CarDon PUD district, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.
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CarDon Senior Living PUD, Ord. 14-07

Section 1. - Applicability of Ordinance.

Comment: Compliant

Section 2. - District Intent.

Comment: Compliant

Section 3. - Definitions.

Comment: Compliant



Section 4. - District Areas.

Comment: Compliant

Section 5. - Conceptual Plan

Standard: Senior living related uses shall substantially comply with the Concept Plan.

Comment: Compliant

Section 6. - Underlying Zoning District.

Comment: See Development Plan Review Comments.

Section 7. - Permitted Uses

Comment: Compliant

Section 8. - General Regulations – Development Standards.

- 1) Minimum building setback along east property line – 30 feet

Comment: Compliant

- 2) Minimum building setback along 146th Street – 30 feet

Comment: Compliant

- 3) Minimum building setback along north property line – 60 feet

Comment: Compliant

- 4) Maximum building height – two stories

Comment: Compliant

- 5) Drive-thru facilities – N/A

Section 9. - Off-Street Parking and Loading.

- 1) Nine by eighteen parking spaces

Comment: Compliant

- 2) Minimum of 140 spaces

Comment: Compliant

- 3) Loading doors located a minimum of 75 feet from north property line. Limited to 8AM to 6PM.

Comment: Compliant

Section 10. - Landscaping and Screening

- 1) Minimum buffer yard from north property line – 40 feet

Comment: Compliant

- 2) Minimum buffer yard from east property line – 30 feet

Comment: Compliant

- 3) Minimum buffer yard from 146th Street ROW – 10 feet

Comment: Compliant

- 4) Minimum buffer yard from Ditch Road – N/A

- 5) Landscaping and mounding provided within north and east buffer yards

- a) Mounding west of Montclair Drive – 5 feet tall

Comment: See staff report for petition 1404-DP-08 & 1404-SPP-06.

- b) Mounding east of Montclair Drive – 3 feet tall

Comment: See staff report for petition 1404-DP-08 & 1404-SPP-06.

- 6) Fence and berm required along north property line.

Comment: See staff report for petition 1404-DP-08 & 1404-SPP-06.

- 7) Fence may be replaced with Viburnum plantings, subject to Director approval.



Comment: See staff report for petition 1404-DP-08 & 1404-SPP-06.

Section 11. - Sign Standards.

Comment: Sign approval granted through separate permitting process.

Section 12. - Lighting Standards.

- 1) Lighting structures within the parking and pedestrian area shall not exceed 20 feet in height.

Comment: Compliant

Section 13. - Pedestrian Amenities.

- 1) Sidewalks or pathways shall be provided within the development to provide a pedestrian amenity generally as depicted on the Concept Plan, with connections to 146th Street and Ditch Road sidewalks and pathways subject to approval of the Hamilton County Highway Department.

Comment: Compliant

Section 14. - Architectural Design Standards.

1) Building Materials

- a) 60% of facades facing 146th Street and Ditch Road shall be covered with masonry.

Comment: Compliant

- b) 50% of façade facing east shall be covered with masonry.

Comment: Compliant

- c) All remaining portions covered with fiber cement siding.

Comment: Compliant

- d) Garage facades shall use masonry or fiber cement.

Comment: Compliant

2) Prohibited Materials – Aluminum and vinyl siding.

Comment: Compliant

3) Character Exhibits – Building shall be constructed in substantial compliance

Comment: Compliant

4) Dumpsters

- a) Completely and permanently screened from view of public rights-of-way and adjoining properties.

- b) Screening methods: solid wall or fence enclosure of a material that matches/complements the structure.

Comment: Compliant

5) Mechanical Equipment – Completely and permanently screened from view of public rights-of-way and adjoining residential properties.

Comment: Compliant

6) Accessory Structures – Shall be architecturally compatible with the primary structure.

Comment: Compliant



DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) Zoning District Standards: *(Business District Standards (WC 16.04.050))*

a) General Requirements: *(WC 16.04.050(A))*:

Comment: Compliant

b) GB District Specific Standards: *(WC 16.04.050(F))*

i) Minimum Lot Area: none

ii) Minimum Lot Frontage on Road: 80 feet

Comment: Compliant

iii) Minimum Setback Lines:

(1) Front Yard: 60 feet

Comment: Compliant per PUD

(2) Side Yard: 60 feet

Comment: Compliant per PUD

(3) Rear Yard: 20 feet

Comment: Compliant per PUD

iv) Maximum Building Height: **Compliant per PUD**

v) Minimum Ground Level Square Footage: None

vi) Minimum Size of Structures: None

vii) Parking:

Comment: Compliant

viii) Loading and Unloading Berths:

Comment: Compliant

c) Off-Street Loading and Parking

Comment: Compliant

2) Overlay District Standards: N/A

3) Subdivision Control Ordinance: Not applicable. A subdivision isn't proposed with this application. The Property will be subdivided per petition 1404-DP-08 & 1404-SPP-06.

4) Development Plan Review Standards: *(WC 16.04.165(D)(3))*

a) Site Access and Site Circulation:

i) Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.

Comment: Compliant

ii) Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

Comment: See Staff Comments

- iii) Standard: Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Comment: Compliant

b) **Landscaping**: (WC 16.06 *et seq.*)

- i) General Landscape Design Standards: (WC 16.06.040)

- (1) Heating and Cooling Facilities

Comment: Compliant

- (2) Lines of Sight

Comment: Compliant

- (3) Detention/Retention Ponds

- (a) To be landscaped in a manner that replicates the natural form of ponds.

Comment: Compliant

- (4) Trash/Loading Facilities

- (a) Screened from public roads.

Comment: Compliant

- (5) Wall Softening

Comment: Compliant

- ii) On-Site and Street Frontage Requirements

- (1) Business uses require 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre.

Comment: Compliant

- iii) Road Frontage - **See staff report for petition 1404-DP-08 & 1404-SPP-06.**

- iv) Buffer Yard Requirements – **See staff report for petition 1404-DP-08 & 1404-SPP-06.**

- v) Parking Area Landscaping – **Compliant**

- vi) Perimeter Parking Lot Landscaping – N/A

c) **Lighting**: (WC 16.07 *et seq.*)

- i) Light meter readings shall not exceed 1 foot-candle at all non-residential property lines.

Comments: Compliant

- d) **Signs**: (WC 16.08 *et seq.*) Not applicable to Development Plan approval.

e) **Building Orientation**:

- i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

Comment: Compliant

- ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.

Comment: Compliant

- iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.

Comment: Not Applicable

- iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

Comment: Compliant

f) **Building Materials:**

- i) Standard: In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

Comment: Compliant per PUD

- ii) Standard: The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

Comment: Compliant per PUD

- 5) Comprehensive Plan Compliance: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: Compliant per PUD

- 6) Street and Highway Access: The design and location of proposed street and access points shall minimize safety and hazards and congestion.

Comment: See Staff Comments

- 7) Street and Highway Capacity: The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: Compliant

- 8) Utility Capacity: The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: Compliant

- 9) Traffic Circulation Compatibility: The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Compliant



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Staff Comments

The submitted plans for 1405-DP-15 & 1405-SIT-07 are compliant with all applicable ordinances and the Advisory Plan Commission should approve the petition as presented with the condition that all necessary approvals be obtained from the Department of Public Works, Hamilton County Surveyors Office, Hamilton County Highway Department and Citizens Westfield. If any member has questions prior to the hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.